

Commercial Brokers, Inc.

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Industrial Property For Lease

Lease Cleanrooms, Wet Labs, Manufacturing Spaces

1201 Cumberland Avenue, West Lafayette, IN 47906



Rental Rate:

\$15 - \$100 /SF/Year

Min. Divisible: 500 SF

Max. Contiguous: 101,000 SF

Property Type: Industrial

Property Sub-type: Flex Space

Additional Sub-types: Manufacturing
R&D
Office-R&D

Building Size: 101,000 SF

Build to Suit: Yes

Lot Size: 6 AC

Zoning Description: Commercial

Features:

Electricity/Power

Last Verified 8/16/2010

Listing ID 15669446

3 Spaces Available

Display Rental Rate as [Entered](#) ▾

Space 1

Space Available: **101,000 SF**

Rental Rate: **\$15 /SF/Year**

Space Type: Office-R&D

Min. Divisible: 500 SF

Max. Contiguous: 101,000 SF

No. Parking Spaces: 380

Office space - ideally suited to offices in support of manufacturing.

Space 2

Space Available: **101,000 SF**
Rental Rate: **\$30 /SF/Year**
Space Type: Manufacturing
Additional Space Types: R&D
Flex Space
Min. Divisible: 500 SF
Max. Contiguous: 101,000 SF
No. Parking Spaces: 380
No. Drive In / Grade-Level Doors: 2
Clear Ceiling Height: 12 ft.
Features: Cooling is available - Y
Heating is available - Y
Lighting is Available - Y

Flexible space for manufacturing.

Space 3

Space Available: **101,000 SF**
Rental Rate: **\$100 /SF/Year**
Space Type: Flex Space
Additional Space Types: R&D
Manufacturing
Min. Divisible: 500 SF
Max. Contiguous: 101,000 SF
No. Parking Spaces: 380
No. Drive In / Grade-Level Doors: 2
Clear Ceiling Height: 12 ft.
Features: Cooling is available - Y
Heating is available - Y
Lighting is Available - Y

Cleanrooms available - class 100 to class 100,000 - for pharmaceutical and electronic manufacturing.

Highlights

- In Purdue Research Park Area
- Easy Access to Freeway

- Highly Flexible Configuration
- Exceptional Facility for: pharmaceutical development/manufacturing, light manufacturing, high technology and IT, web labs
- Recently Upgraded; Will Upgrade to Individual Client Specifications
- Parking - Over 300 Spots Available

Description

Lease Cleanrooms or Wetlabs: Innovatech - facilities for acceleration of advanced technology - is leasing over 100,000 SF of cleanrooms, wet labs, and high-tech manufacturing space. We also have ample office space for high-tech researchers and manufacturers.

This is a flexible space for solar cell, electronic or bio-tech manufacturing with cleanrooms - class 100 to class 100,000 - and manufacturing labs. There are ample office and conference rooms, a raised floor computer room, and web lab space available.

Spaces are divisible - from 500 sq ft and up - and may be built to suit. The total space is 101,000 sq ft.

Building Features:

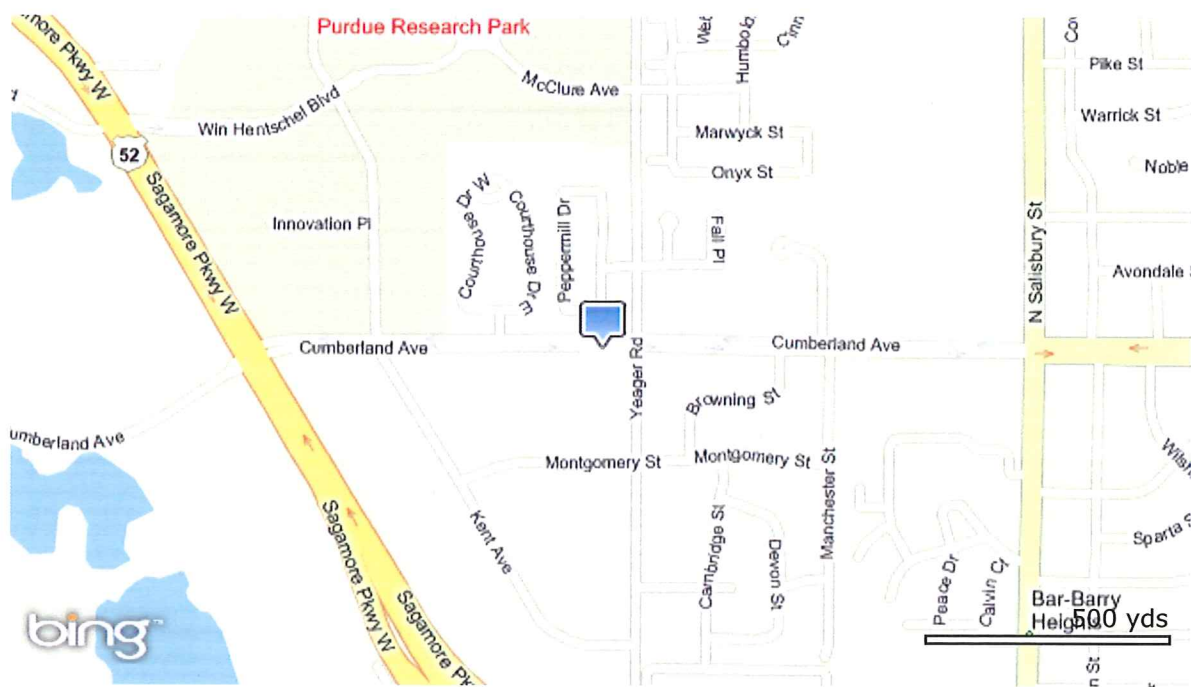
- *Over 100,000 SF (2 floors)
- *30,000 SF of Cleanrooms
- *Class 100, 1,000 & 10,000
- 1000 SF to 4,000 SF Single Laboratory or
- *Production Line
- *13,000 SF Administrative Offices
- *Multiple Conference Rooms

Plant Features:

- *Entire space "Honeywell Building Supervisor" computer-controlled
- *3600 Amp 480V Power
- *15 ton Carrier Air Handler
- 7500cfm
- 72 degrees +/- degrees F
- *2000 cfm Make-Up Air 20% .04" H2O Pressurization
- *4000 cfm 100% VectorFlow Laminar Flow for inspection area
- *66 Exchanges per hour

Purdue Research Park Phase 1 on 6 acres with 380 parking spaces and easy access to highways.

Map of 1201 Cumberland Avenue, West Lafayette, IN 47906 (Tippecanoe County)



Additional Photos



cleanroom



cleanroom



cleanroom wall and entrance



cleanroom



cleanroom



cleanroom



cleanroom



cleanroom



cleanroom entrance



cleanroom



cleanroom



hallway between cleanrooms



office area hallway



office area break room



training room



large room - various uses



manufacturing area



manufacturing area



cleanroom



hallway



meeting room in office area

Created 4/17/2008